



**Town of Arlington, Massachusetts**  
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## **Redevelopment Board Minutes 03/31/2014**

**Arlington Redevelopment Board**  
**March 31, 2014 Minutes**  
**Town Hall Annex, Second Floor Conference Room, Town Hall – 7:00pm**

Approved: April 7, 2014

**PRESENT: Mike Cayer, Chair, Andrew Bunnell, Bruce Fitzsimmons, Christine Scypinski, Andy West**

**ABSENT:**

**STAFF: Carol Kowalski**

### Documents Used:

ProCon approved plan  
ProCon elevation drawings, excluding pages 5 and 6 dated March 10, 2014  
ProCon undated plan from March 17, 2014 meeting showing alterations to 100% design  
Blair Hines Design revised colored planting plan L5.0 dated March 31, 2014  
Plant Schedule dated January 2014  
Plant Schedule dated March 25, 2014  
Distributed existing conditions photos and sections dated March 31, 2014  
Plan Sheet L5.0 dated January 7, 2014  
Plan Sheet L5.0 dated March 24, 2014  
TAC memo dated March 25, 2014  
Arlington 360: Items To Be Completed  
Town Engineer Wayne Chouinard's plans dated March 27, 2014  
Community Preservation Act flyer dated February 14, 2014

The Chairman opened the meeting at 7:00pm, continuing BrightView review of changes to 100% design.

BrightView representative, David Holland and Shelter's landscape architect, Katya Podsiadlo were present.

Mr. Holland commented that there were five items to discuss and requested that Ms. Podsiadlo explain them. He stated he would touch upon parking and snow storage separately.

1. Greenery and the courtyard
2. Stamped concrete at drop off area
3. Landscape at exhaust pipe
4. Snow storage
5. Lighting and parking impact

The Blair Hines Design revised planting plans dated March 24, 2014, shows one additional crabapple tree. It was noted that three trees were lost due to the relocation of parking spaces in the courtyard area; therefore a single tree is being added back into the landscaping to reduce the net loss of trees to two.

The March 25, 2014, plant list is proposed now.

Ms. Scypinski asked for evergreens to be used instead of deciduous shrubs at the south arc of the driveway opening in order to screen headlights from the parking space.

Mr. Cayer said he visited the previous night and it's quite obvious the parked car's headlights shine on the house below.

Ms. Podsiadlo then described using "street print" in the drop-off circle from the center to the doorway bollards.

Ms. Scypinski described the difference between imprint and street print. She explained that imprint is more long-lasting and that street print is higher maintenance. Ms. Scypinski commented that either is fine. She asked whether the two temporary concrete bollards will be replaced with anything.

Ms. Podsiadlo responded that there would not be a replacement.

With reference to the exhaust pipe, Thuja "Green Giant" arborvitae will screen the exhaust pipe and seventeen switch grass plantings will be planted at the top of the slope. The exhaust pipe is eight feet tall. Ms. Podsiadlo explained the arborvitae can grow to be fifty feet tall.

Ms. Scypinski asked if Ms. Podsiadlo will field-locate the plantings. Ms. Podsiadlo confirmed.

Ms. Podsiadlo then moved on to snow storage. She explained that parking spaces may be used for snow storage.

Mr. Cayer requested that snow storage locations be marked on the plan and detailed.

Mr. Holland commented that light reflecting off the van will be mitigated by an arborvitae and suggested possibly painting the top of the van matte black. Mr. Holland also offered to discuss putting a shield on the light with Jake Upton of Upton & Partners.

Ms. Scypinski said that Mr. Holland's proposed measures for painting the van and adding light shields were preferable over cramming in an arborvitae. Ms. Scypinski and Mr. West commented that they would both like taller Holly to screen the parking spaces at the garage entrance.

Mr. Fitzsimmons asked that replacement vans also have a black top. Mr. Holland agreed.

The Board asked for a commitment from Arlington 360 to put a shield on this street light as they have for other street lights at this site. Mr. Upton declined to commit due to the liability and life safety. Affidavits have been signed that the project has been built to plan.

Mr. Holland said that the parking space under discussion would be used as snow storage in the winter.

Mr. Fitzsimmons said he still had a problem with the realigned parking space in the entry. He was not convinced the mitigation would work. He felt that this change was not insubstantial and that the abutter has not had an opportunity to be heard on this issue during the 100% design review.

Ms. Scypinski suggested a lattice or fence panel.

Mr. Bunnell agreed with Mr. Fitzsimmons, and commented that shrubbery won't help.

Mr. West said it's a "fix" that would look like a fix. He said the parking had to be replaced with plantings.

Mr. Holland then offered to remove the parking space. This would also allow for greater snow storage. Mr. Holland referenced an alternate colored plan sheet, Plan Sheet L5.0, which removed the parking space and replaced it with a plant bed that has the five crabapple trees and additional plantings. Ms. Podsiadlo noted on this plan to replace the Holly with arborvitae at the van parking space.

Ms. Scypinski asked about the East section of siding not being completed and that the concrete foundation is visible from Nora Brown Park, cited in a March 31, 2014 email from Ms. Friedman.

Mr. Fitzsimmons thought it might not be visible but Ms. Scypinski observed that trails will be created and it could be visible. Mr. Holland agreed to look into it. Mr. Cayer commented that he recalled that the original approved plans did not call for siding at this location.

Mr. Cayer summarized that the Board had the ProCon elevation drawings, excluding pages 5 and 6, dated March 10, 2014, Plan Sheet L5.0 revision 7, as notated by Ms. Podsiadlo that had been presented on March 24, 2014, with the changes shown for the removal of the parking space on the Blair Hines Design revised planting plan dated March 31, 2014.

Mr. Fitzsimmons moved to approve the plans detailed by Mr. Cayer with the condition of having a matte top for the van with a dark colored roof, and for the March 31, 2014 planting at retaining wall section prepared by Blair Hines Design.

Ms. Scypinski seconded. All voted in favor.

The Board then turned to the Mill Street crossing of the Minuteman Bikeway.

Scott Smith and Stefan Miller from the Transportation Advisory Committee reported on the Board's request to investigate a possible chicane turn on the bike path as it approached Mill Street, using Brighton Street in Belmont as a local example. TAC unanimously recommended against a chicane.

Mr. Smith reported that the Town Engineer looked into a split entry. There is no room on the east side for a split entry.

The TAC memo dated March 25, 2014 recommended upgrading the beacon, replacing the sidewalk, and adding pavement markings.

Mr. Fitzsimmons thanked TAC. He then inquired why the "Bike Xing" signage on the Mill Street pavement was being eliminated. Mr. Smith indicated that the Town Engineer had not included it in the plan, perhaps because there was insufficient distance between Summer Street and the bike path for the sign, and that motorists would not have the time to notice it.

Mr. Bunnell confirmed with TAC that the battery for the flashing beacon would be upgraded.

Mr. West moved to accept the plan dated March 27, 2014 by Wayne Chouinard of the DPW with the condition to look into the inclusion or exclusion of the "Bike Xing" sign provided the budget is sufficient.

Mr. Bunnell seconded. All voted in favor.

The Board turned to Arlington 360 and discussed the document titled Arlington 360: Items To Be Completed, which was distributed by Mr. Upton.

Mr. Upton explained that the amount of the escrow funds would not increase, but that the work items were to be added to the tasks to be completed before escrow funds would be released.

Mr. Cayer asked the Board to review the matrices that Ms. Kowalski handed out.

It was noted that Mr. Upton needs to close on the condos that are under agreement.

Ms. Scypinski reminded Mr. Upton about restoring Nora Brown Park.

Mr. Upton reported that town historian Richard Duffy has proposed a new idea to incorporate the cross-shaped salvaged architectural details from the old hospital, and he will bring this to the Board for review.

Ms. Friedman asked if cleaning up conservation land is on the list. It was confirmed that it was.

The next item the Board discussed was the Community Preservation Act with Town Meeting member Susan Stamps, a sponsor of Article 22. Ms. Stamps

introduced herself to the Board and explained that adoption of the CPA is a two-step process. First, the legislative body votes, then in the next general election which would probably be the November election, there would be a general ballot question. She explained the purpose of the CPA, stating that it creates a dedicated fund of two sources with a very modest surcharge on property taxes and a surcharge on all documents recorded at the Registry of Deeds.

Mr. Cayer asked if the surcharge on recorded documents only applied to properties in participating communities.

Ms. Stamps replied no, non-CPA communities "subsidize" CPA communities. She added that 155 cities and towns have adopted CPA and that the Selectmen are supporting it. Furthermore, many projects in the Town's 5 Year Capitol Plan are CPA-eligible.

The Board then discussed the Board's presentation to Town Meeting.

Ms. Scypinski began a discussion on the 500 foot buffer enforced around a child-centered location as referenced in the state regulations on Medical Marijuana Treatment Centers of Article 6. It was decided that schools would be shown on a map for reference only, and that 500 foot buffers would not be shown. It was suggested that the Board should include a handout and a slide with the Environmental Design Review standards that are most relevant to this issue.

The Board suggested that the Director of Health and Human Services, Christine Bongiorno, should comment on the state's permitting during the presentation, as well.

Mr. Fitzsimmons moved to approve the minutes as amended.

Ms. Scypinski seconded. All voted in favor.

Mr. Fitzsimmons moved to adjourn at 9:27pm.

Mr. Bunnell seconded. All voted in favor.